

EDWINA E. DOWELL, # 149059  
Assistant U.S. Trustee  
JOHN S. WESOLOWSKI, # 127007  
Office of the United States Trustee  
U. S. Department of Justice  
280 S. First Street, Suite 268  
San Jose, CA 95113-0002  
Telephone: (408) 535-5525  
Fax: (408) 535-5532

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA – SAN JOSE DIVISION**

In re: \_\_\_\_\_ | Case No. 13-53491 SLJ

272 E. SANTA CLARA GROCERY LLC,

Case No. 13-53491 SLJ

Chapter 11

**Debtor.**

Date: October 31, 2013

Time: 1:30 p.m.

Place: Courtroom 3099

**LIMITED OBJECTION BY ACTING UNITED STATES TRUSTEE TO  
DEBTOR'S MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS**

August B. Landis, Acting United States Trustee for Region 17, (the “UST”) hereby files this limited objection to the Debtor’s Motion to Sell Real Property Free and Clear of Liens (“Motion”). The UST does not object to the proposed sale, *per se*. However, Debtor should address the following issues:

1. All net proceeds from the sale should be deposited in an interest-bearing, blocked DIP account.
  2. UST quarterly fees should be paid through escrow based on escrow disbursements. Total fees due through the fourth quarter are estimated to be at least \$11,050 (inclusive of fees based on escrow disbursements).

1 Date: October 23, 2013

Respectfully submitted,

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3 By: /s/ John S. Wesolowski  
4 John S. Wesolowski  
5 Attorney for U. S. Trustee  
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